| 093.0 | 0001 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 685,400 / 685,400 |
| | | | | | USE VALUE: | 685,400 / 685,400 |
| | | | | | ASSESSED: | 685,400 / 685,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 36 | | OVERLOOK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | | |
|---|---|---|---|
| Owner 1: | HUCK AUSTIN & CASSANDRA | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 36 OVERLOOK RD | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PRECOURT JUSTIN T - |
| Owner 2: | RICE REBECCA L - |
| Street 1: | 36 OVERLOOK RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Aluminum Exterior and 1314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7183.000 | 240,600 | | 444,800 | 685,400 |
| Total Card | 0.165 | 240,600 | | 444,800 | 685,400 |
| Total Parcel | 0.165 | 240,600 | | 444,800 | 685,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.61 | /Parcel: 521.6

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 60089 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/02/18 |

!7582!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 093.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 240,500 | 0 | 7,183. | 444,800 | 685,300 | 685,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 196,100 | 0 | 7,183. | 451,200 | 647,300 | 647,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 196,100 | 0 | 7,183. | 336,800 | 532,900 | 532,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 196,100 | 0 | 7,183. | 305,000 | 501,100 | 501,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 196,100 | 0 | 7,183. | 292,300 | 488,400 | 488,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 191,500 | 0 | 7,183. | 247,800 | 439,300 | 439,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 191,500 | 0 | 7,183. | 235,100 | 426,600 | 426,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 191,500 | 0 | 7,183. | 223,700 | 415,200 | 415,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:12:15 |

## LAST REV

| Date | Time |
|---|---|
| 09/17/19 | 10:06:22 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7582

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PRECOURT JUSTIN | 73134-448 | 1 | 8/19/2019 | | 800,000 | No | No | | |
| DONNELLY FRANCI | 49026-464 | | 2/23/2007 | | 360,000 | No | No | | |
| | 7429-551 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 60089 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/28/2010 | 2442 | Redo Kit | 10,000 | | | | | &ADD HBTH |
| 7/20/1992 | 319 | Manual | 5,050 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/2/2018 | MEAS&NOTICE | BS | Barbara S |
| 12/11/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 4/12/2007 | MLS | HC | Helen Chinal |
| 3/3/2000 | Inspected | 276 | PATRIOT |
| 2/3/2000 | Measured | 263 | PATRIOT |
| 8/2/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7183 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 5 | | | | | | | | | 444,841 | | | | | | 444,800 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16490 | Total SF/SM: | 7183 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 444,841 | Spl Credit | | Total: | 444,800 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY/WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1921 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00389969 |
| Adj $ / SQ: | 169.408 |
| Other Features: | 79462 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 348664 |
| Depreciation: | 108086 |
| Depreciated Total: | 240578 |

## COMMENTS

WATER IN BMT & PARTIAL DIRT FLOOR..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

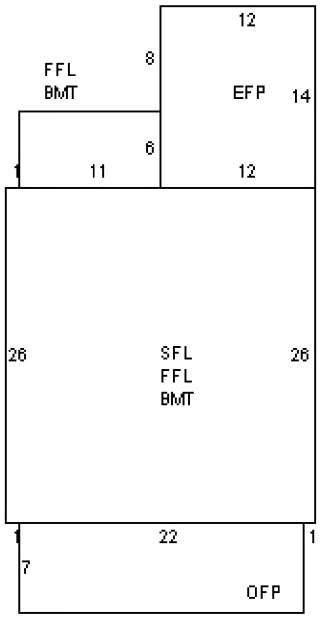
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 169.41 |
| Special Features: | 0 | Val/Su Net: | 103.44 |
| Final Total: | 240600 | Val/Su SzAd | 183.11 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 690 | 50.820 | 35,067 |
| FFL | First Floor | 690 | 169.410 | 116,892 |
| SFL | Second Floor | 624 | 169.410 | 105,711 |
| EFP | Enclos Porch | 168 | 43.600 | 7,325 |
| OFP | Open Porch | 154 | 27.320 | 4,207 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,326 | | | Total: | 269,202 |
| Size Ad | 1314 | Gross Are | 2326 | FinArea | 1314 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

093.0-0001-0001.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc